



MEMORANDUM

Date: February 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

From: Jon Baughman, City Planner
Jill Johnson, Planner I

Re: Wells Farm
Preliminary Plat Amendment
Map - 032
Parcel(s) – 28.00

Request: Lose Design, on behalf of their client Universal Builders, requests a preliminary plat modification for the Wells Farm residential subdivision in Wilson County at 2850 Benders Ferry Road.

Analysis: This Wilson County subdivision is in the City's urban growth boundary and as such is subject to the City's subdivision regulations. The subdivision is on the north end of Benders Ferry Road, on the east side. The applicant is requesting a modification to the preliminary plat which includes reconfiguration and relocation of several lots and open space, removal of a road connection and stream crossing and a new cul-de-sac. The lot count does not increase.

Variances/Waivers: Requested as part of this modification is the following variance request from the City's subdivision regulations:

1. 4-104.401 Table 2 - The maximum length of permanent cul-de-sac streets shall be 700 feet and shall serve no more than 14 dwelling units. Temporary cul-de-sac streets may be a maximum of 1,000 feet in length.
A cul-de-sac in the revised layout is 1,240' in length and is temporary. **STAFF SUPPORTS**

Summary: This preliminary plat amendment is for a Wilson County subdivision in the City's urban growth boundary. The modification includes removal of a street connection/stream crossing and replacement with a temporary cul-de-sac resulting in noncompliance with the City's subdivision regulations as described above. The lot count for the subdivision does not increase, but several lots are revised or relocated. The variance request is subject to Planning Commission approval.

Recommendation: Staff recommends the Planning Commission approve the preliminary plat modification for the Wells Farm subdivision in Wilson County, please include the conditions below:

Planning and Zoning:

1. All requirements of subdivision regulations section 4-104.401 table 2 shall be adhered to excepting any variances granted from the Planning Commission.

Public Works:

1. No comments.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. The lot numbers do not match the State approved plans that WWUD have prepared. Additional fees will be required. Contracts with WWUD will need to be revised if they have been prepared.